

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	14			
Program Progress:							
% of Funds Committed	96.82 %	97.48 %	11	96.45 %	54	52	
% of Funds Disbursed	92.41 %	91.62 %	8	87.93 %	67	64	
Leveraging Ratio for Rental Activities	7	7.09	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.95 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.22 %	80.81 %	7	70.15 %	70	67	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.52 %	93.22 %	7	80.67 %	89	84	
% of 0-30% AMI Renters to All Renters***	70.38 %	62.95 %	6	45.30 %	92	87	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.83 %	98.93 %	12	95.32 %	41	40	
Overall Ranking:			In State:	4 / 14	Nationally:	96	96
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,119	\$25,299		\$26,635	736 Units	29.90 %	
Homebuyer Unit	\$11,184	\$19,916		\$14,938	112 Units	4.50 %	
Homeowner-Rehab Unit	\$18,875	\$20,569		\$20,675	182 Units	7.40 %	
TBRA Unit	\$3,912	\$1,763		\$3,216	1,435 Units	58.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spokane WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$66,262	\$98,010	\$19,721
State:*	\$115,174	\$114,355	\$26,250
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	4.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.99

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	78.7	84.8	89.0	67.5	Single/Non-Elderly:	39.5	27.7	28.0	39.8
Black/African American:	8.0	0.9	1.6	8.4	Elderly:	12.6	1.8	24.2	0.0
Asian:	1.4	1.8	0.0	0.0	Related/Single Parent:	24.7	29.5	20.9	45.8
American Indian/Alaska Native:	4.3	3.6	0.5	10.8	Related/Two Parent:	12.5	38.4	22.0	4.8
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	9.6	2.7	2.7	9.6
American Indian/Alaska Native and White:	0.0	0.0	1.1	1.2					
Asian and White:	0.1	0.0	0.5	1.2					
Black/African American and White:	1.2	0.0	0.5	2.4					
American Indian/Alaska Native and Black:	0.7	0.0	0.5	0.0					
Other Multi Racial:	0.4	0.0	1.1	0.0					
Asian/Pacific Islander:	0.7	0.9	0.5	1.2					
ETHNICITY:									
Hispanic	4.4	8.0	4.4	7.2					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	47.2	29.5	37.4	39.8	Section 8:	17.5	0.0 [#]		
2 Persons:	19.7	17.9	23.1	15.7	HOME TBRA:	0.8			
3 Persons:	13.7	24.1	16.5	15.7	Other:	14.4			
4 Persons:	10.4	15.2	13.2	16.9	No Assistance:	67.3			
5 Persons:	5.3	6.3	6.0	7.2					
6 Persons:	1.7	0.9	2.7	2.4					
7 Persons:	0.7	3.6	0.5	2.4					
8 or more Persons:	1.4	2.7	0.5	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			210	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spokane State: WA Group Rank: 96
 (Percentile)
 State Rank: 4 / 14 PJs Overall Rank: 96
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	81.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.52	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	97.83	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.25	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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